



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Joseph Dudzik
DOCKET NO.: 17-21022.001-R-1
PARCEL NO.: 15-35-406-002-0000

The parties of record before the Property Tax Appeal Board are Joseph Dudzik, the appellant(s); and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$ 5,733
IMPR.: \$ 19,047
TOTAL: \$ 24,780

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a decision of the Cook County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2017 tax year. The Property Tax Appeal Board (the "Board") finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject consists of a two-story dwelling of frame construction with 1,762 square feet of living area. The dwelling is 129 years old. Features of the home include a full unfinished basement, a fireplace, and a two-car garage. The property has a 6,950 square foot site, and is located in Riverside, Riverside Township, Cook County. The subject is classified as a class 2-05 property under the Cook County Real Property Assessment Classification Ordinance. No evidence was submitted as to whether the subject is owner occupied.

The appellant contends assessment inequity as the basis of the appeal. In support of this argument, the appellant submitted assessment information on three equity comparables. The appellant adjusted all three of these comparables' improvement assessments downward by using a technique the appellant terms a "fair market sale assessment" analysis.

The appellant also contends overvaluation as the basis of the appeal. In support of this argument the appellant submitted sale information on three sale comparables. These comparables sold between January 2017 and May 2017 for \$153,000 to \$235,000, or \$67.82 to \$134.44 per square foot of living area, including land. The appellant argued that the subject is located in a "flood zone," and that this fact significantly decreases the subject's market value. A map from the Federal Emergency Management Agency was included, which shows the subject is located in a flood zone. This flood map also shows that the entirety of Groveland Street is located in the flood zone. The appellant asserts that comparable #1 is located on Groveland Street, and is also located in the flood zone. As such, the appellant argues that comparable #1 has significant probative value in determining the subject's fair market value. Based on this evidence, the appellant requested a reduction in the subject's assessment to \$20,000.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$24,780. The subject property has an improvement assessment of \$19,047, or \$10.81 per square foot of living area. The subject's assessment reflects a market value of \$247,800, or \$140.64 per square foot of living area, including land, when applying the 2017 statutory level of assessment for class 2 property of 10.00% under the Cook County Real Property Assessment Classification Ordinance.

In support of its contention of the correct assessment, the board of review submitted information on four equity comparables and four sale comparables. These comparables sold between August 2014 and August 2017 for \$235,000 to \$355,000, or \$134.44 to \$237.62 per square foot of living area, including land. Comparables #1 and #2 are both located on Groveland Street.

In rebuttal, the appellant reaffirmed the evidence previously submitted.

Conclusion of Law

The taxpayer contends assessment inequity as the basis of the appeal. When unequal treatment in the assessment process is the basis of the appeal, the inequity of the assessments must be proved by clear and convincing evidence. 86 Ill.Admin.Code §1910.63(e). Proof of unequal treatment in the assessment process should consist of documentation of the assessments for the assessment year in question of not less than three comparable properties showing the similarity, proximity and lack of distinguishing characteristics of the assessment comparables to the subject property. 86 Ill.Admin.Code §1910.65(b). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Initially, the Board notes that appellant comparable #1 and board of review comparable #1 are the same property. The Board also finds that the adjustments made by the appellant to the improvement assessments of the equity comparables are unsupported. Therefore, the Board will accord no weight to these adjustments in its analysis, and will use the comparables' improvement assessments found on the printouts from the Cook County Assessor's website, which were submitted by the appellant. The Board finds the best evidence of assessment equity to be appellant comparables #1, #2, and #3, and board of review comparables #1 and #2. These comparables had improvement assessments that ranged from \$11.64 to \$14.61 per square foot of living area. The subject's assessment of \$10.81 per square foot of living area falls within the range established by the best comparables in this record. Based on this record, the Board finds

the appellant did not demonstrate with clear and convincing evidence that the subject's improvement was inequitably assessed, and a reduction in the subject's assessment is not justified.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

Initially, the Board notes that appellant comparable #1 and board of review comparable #1 are the same property and the same sale transaction. The Board finds the best evidence of market value to be appellant's comparables #1, #2, and #3, and board of review comparables #1 and #2. These comparables sold for prices ranging from \$67.82 to \$142.56 per square foot of living area, including land. The subject's assessment reflects a market value of \$140.64 per square foot of living area, including land, which is within the range established by the best comparables in this record. Based on this record, the Board finds the appellant has not proven, by a preponderance of the evidence, that the subject is overvalued, and that a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member

Member



Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: January 15, 2019



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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